

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning – Komadavolu Gram Panchayat (covered by the Master Plan of Eluru Town) Certain variation in the Master Plan - Change of land use from Agricultural use zone to Residential use in R.S.Nos.29/1 and 29/2 of Komadavolu Gram Panchayat, Eluru Rural Mandal, West Godavari District to an extent of Ac.6.08 cents - Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 325

Dated the 20th May, 2009.

Read the following:-

1. G.O.Ms.No.312 MA., dated 25.7.1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.2614/2008/R, dated 24.4.2008.
3. Government Memo. No.7468/H1/2008-1, Municipal Administration and Urban Development Department, dated 24.11.2008.
4. From the Panchayat Secretary, Komadavolu Gram Panchayat, Eluru Mandal, West Godavari District, Letter No.3/2006, dated 3.12.2008.
5. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.2614/2008/R, dated 7.2.2009.
6. Government Memo. No.7468/H1/2008-2, Municipal Administration and Urban Development Department, dated 18.3.2009.
7. From the Commissioner of Printing, A.P., Extraordinary Gazette No.160, Part-I, dated 23.3.2009.

-- -o0o- --

ORDER:

The draft variation to the Eluru General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975 was issued in Government Memo. No.7468/H1/2008-2, Municipal Administration and Urban Development Department, dated 18.3.2009 and published in the Extraordinary issue of A.P. Gazette No.160, Part-I, dated 23.3.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 7.2.2009 has stated that the Panchayat Secretary, Komadavolu Gram Panchayat has informed that the applicant has paid an amount of Rs.49,250/- (Rupees forty nine thousand two hundred and fifty only) towards development and conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996 for the proposed change of land use. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry, East Godavari District.

The Municipal Commissioner, Eluru Municipal Corporation, West Godavari District.

The Panchayat Secretary, Komadavolu Gram Panchayat, Eluru Rural Mandal, West Godavari District.

Copy to:

The individual through the Panchayat Secretary, Komadavolu Gram Panchayat, Eluru Rural Mandal, West Godavari District.

The District Collector, West Godavari District, Eluru.

The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

...2.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 160, Part-I, dated 23.3.2009, as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.29/1 and 29/2 of Komadavolu Gram Panchayat, Eluru Rural Mandal, West Godavari District to an extent of Ac.6.08 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Agricultural use zone in the General Town Planning Scheme (Master Plan) of Eluru Town sanctioned in G.O.Ms.No.312 MA., dated 25.7.1975, is designated for Residential use by variation of change of land use as marked as "A to G" as shown in the revised part proposed land use map GTP No.4/2009/R, which is available in Municipal Corporation, Eluru Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicant shall construct the RCC Slab Culvert across Palagudem Branch Field Channel at K.M.1.280 in the Village limits of Komadavolu of Eluru Mandal in West Godavari District" subject to conditions imposed by the Executive Engineer, K.E.Division, Vijayawada in his letter dated 27.12.2008.

SCHEDULE OF BOUNDARIES

North	:	R.S.No.31.
East	:	Existing 33 feet wide Panchayat Road R.S.No.30 (plots).
South	:	R.S.No.29/3.
West	:	R.S.No.26.

Dr.C.V.S.K.SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.

SECTION OFFICER